061.A	0002	0006.0	1 of 1	Condominium		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	269,500 /	269,500
					USE VALUE:	269,500 /	269,500
					ASSESSED:	269,500 /	269,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: B6

Owner 1:	MORONEY KEVIN F & PAUL R/TRS	
Owner 2:	MORONEY FAMILY REALTY TRUST	
Owner 3:		
Street 1:	2 COLONIAL VILLAGE DR #6	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MORONEY KEVIN F -
Owner 2:	-
Street 1:	2 COLONIAL VILL DRIVE #B6
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 665 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	269,500			269,500
Total Card	0.000	269,500			269,500
Total Parcel	0.000	269,500			269,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.26 | /Parcel: 405.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 061.A-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	269,500	0	.		269,500		Year end	12/23/2021
2021	102	FV	265,700	0	.		265,700		Year End Roll	12/10/2020
2020	102	FV	258,100	0	.		258,100	258,100	Year End Roll	12/18/2019
2019	102	FV	235,500	0	.		235,500	235,500	Year End Roll	1/3/2019
2018	102	FV	194,700	0	.		194,700	194,700	Year End Roll	12/20/2017
2017	102	FV	181,100	0	.		181,100	181,100	Year End Roll	1/3/2017
2016	102	FV	177,500	0	.		177,500	177,500	Year End	1/4/2016
2015	102	FV	156,100	0	.		156,100	156,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5340

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORONEY KEVIN F	69118-465		4/10/2017	Convenience	99	No	No		
RIZZO CHERYL JE	24245-173		2/7/1994		62,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2004	208	Redo Bat	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Measured	DGM	D Mann
2/22/2005	Info Fm Prmt	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CONDO | Total: | Spl Credit | Total:

USER DEFINED

User Acct	127062
GIS Ref	
GIS Ref	
Insp Date	10/19/17
!5340!	
Prior Id # 1:	127062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	02:01:37

LAST REV

Date	Time
10/19/17	09:27:08
danam	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	2ND - 2ND FLOOR		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	AV	- Average	30. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	30.6 %

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.40225565
Const Adj.:	1.16654992
Adj $ / SQ:	531.635
Other Features:	34733
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388270
Depreciation:	118811
Depreciated Total:	269460

COMMENTS

BK; 13809 PG; 67,Building Number 2.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	4	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	531.64
Special Features:	0	Val/Su Net:	405.26
Final Total:	269500	Val/Su SzAd	405.26

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	665	531.640	353,538
Net Sketched Area:		665	Total:	353,538
Size Ad	665	Gross Area	665	FinArea 665

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

061.A-0002-0006.0

IMAGE

AssessPro Patriot Properties, Inc